



## Legislative Department Seattle City Council Memorandum

**Date:** August 11, 2014  
**To:** Planning, Land Use, and Sustainability (PLUS) Committee  
**From:** Sara Belz, Council Central Staff  
**Subject:** **Council Bill (CB) 118067 – Micro-Housing and Congregate Residence Regulations**

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### **Background**

On August 13, 2014, the PLUS Committee will continue its review of CB 118067. The Committee previously discussed the legislation at its April 18 and June 3 meetings and held an associated public hearing on May 19. At the June 3 meeting, Councilmember (CM) O'Brien, Chair of the PLUS Committee, expressed his intent to convene a stakeholder group to provide input and advice on how micro-housing and congregate residences should be regulated and developed in Seattle in the future.

### **Stakeholder Group Process**

In early June, and with support from fellow Councilmembers, CM O'Brien convened a stakeholder group comprised of developers, neighborhood representatives, residents of micro-housing and congregate residence projects, and urban planning and affordable housing professionals. The stakeholder group met three times (June 19, July 1, and July 17) with each meeting lasting at least two hours. At each meeting, the stakeholder group was asked to focus and provide input on a specific subset of issues related to microhousing and congregate residence development. Collectively, these issues included, but were not limited to, size requirements for sleeping rooms, design review thresholds, parking regulations, required kitchen and bathroom components, and whether future construction of micro-housing and congregate residences should be limited to areas meeting certain zoning or other locational criteria. While the stakeholder group process was underway, CB 118067 was not subject to further discussion at PLUS Committee meetings.

At the stakeholder group's third and final meeting, CM O'Brien began outlining an alternative approach to regulating micro-housing that differed in several ways from CB 118067. A summary of CM O'Brien's proposal and a matrix that compares it to the content of the Mayor's legislation are attached to this memorandum. A list of micro-housing and congregate residence projects for which the Department of Planning and Development (DPD) has received permit applications is also provided. The substance of those documents is expected to be the focus of the PLUS Committee's August 13 discussion on micro-housing and congregate residence regulations.

### **Next Steps**

After August 13, the PLUS Committee's next opportunity to discuss micro-housing and congregate residence regulations will be on September 5. Prior to that meeting, CM O'Brien may elect to introduce legislation that would amend the Seattle Municipal Code to implement his proposal. An associated Central Staff decision agenda will also be prepared for the September 5 meeting. Should you have any questions about the content of this memorandum, the attached supporting documents, or micro-housing and congregate residences more generally, please feel free to contact me at any time.